140.A	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	645,200	/	645,200
USE VALUE:	645,200	/	645,200
ASSESSED:	645,200	/	645,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	KEENAN MICHELLE
Owner 2:	
Owner 3:	
Street 1:	63 HIGHLAND AVE UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEENAN SILAS & MICHELLE -
Owner 2:	-
Street 1:	63 HIGHLAND AVENUE UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	641,300	3,900		645,200
Total Card	0.000	641,300	3,900		645,200
Total Parcel	0.000	641,300	3,900		645,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 239.23 /Parcel: 239.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 220027
GIS Ref:
GIS Ref:
Insp Date: 08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	641,300	3900	.		645,200		Year end	12/23/2021
2021	102	FV	622,400	3900	.		626,300		Year End Roll	12/10/2020
2020	102	FV	649,600	3900	.		653,500	653,500	Year End Roll	12/18/2019
2019	102	FV	571,900	3900	.		575,800	575,800	Year End Roll	1/3/2019
2018	102	FV	505,300	3900	.		509,200	509,200	Year End Roll	12/20/2017
2017	102	FV	460,300	3900	.		464,200	464,200	Year End Roll	1/3/2017
2016	102	FV	428,500	3900	.		432,400	432,400	Year End	1/4/2016
2015	102	FV	396,600	3900	.		400,500	400,500	Year End Roll	12/11/2014

!14461!

PRINT

Date	Time
12/30/21	19:03:24

LAST REV

Date	Time
06/08/21	12:29:13
mmcmakin	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEENAN SILAS &	71923-543	2	11/26/2018	Convenience	99	No	No		
GARDNER ANNE E,	62838-552		10/28/2013		495,000	No	No		
BURKE PAUL & JE	31164-482		2/25/2000		308,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
3/6/2013	Info Fm Plan	BR	B Rossignol
5/10/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7175																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	S25 - Size 25		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	58.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.03932142
Const Adj.:	0.74242574
Adj $ / SQ:	235.344
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.12000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787889
Depreciation:	146547
Depreciated Total:	641342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	263.59
Special Features:	0	Val/Su Net:	237.78
Final Total:	641300	Val/Su SzAd	237.78

SKETCH

UnSketched SubAreas:
GLA: 2697,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,697	235.340	634,722

Net Sketched Area:	2,697		Total:	634,722	
Size Ad	2697	Gross Area	2697	FinArea	2697

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1925	27.50	T	30	102			3,900			3,900

More: N	Total Yard Items:	3,900	Total Special Featues:		Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc